

**RESOLUTION OF THE PLANNING BOARD CONTAINING ITS REPORT
ON THE SPECIAL USE PERMIT APPLICATION
FOR A SENIOR HOUSING DEVELOPMENT**

Knox Village Active Adult Community

WHEREAS, an application was made to the Town Board of the Town of New Windsor for a special use permit by Knox Village Associates (the "applicant") for a project described as the "Knox Village Active Adult Community";

WHEREAS, the subject site consists of 14.21 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 70, block 1, and lot 49.2 (SBL 70-1-49.2) located near Route 32;

WHEREAS, the action involves a request for a special use permit and site plan approval one hundred eighty three (183) one and two-bedroom housing units to be restricted as senior housing, and related site improvements;

WHEREAS, the applicant has also applied to the Planning Board for site plan approval;

WHEREAS, the proposed development is subject to the Town of New Windsor Zoning Code § 300-18(J) setting forth the procedures applicable for senior citizen housing special use permits;

WHEREAS, the applicant has submitted a fully executed long form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA");

WHEREAS, New York General Municipal Law § 239 requires the referral of both the special use permit and site plan applications to the Orange County Planning Department ("OCPD") for its review and comment;

WHEREAS, the Town Board referred the application to the Planning Board for its consideration and report pursuant to Zoning Law § 300-18(J)(3); and

WHEREAS, the Planning Board wishes to act on the Town Board's request for a report, and to take certain procedural steps in connection with the special use permit application;

NOW, THEREFORE, the Planning Board resolves as follows:

1. The Planning Board finds that the proposed location is appropriate for a senior citizen housing development, given its location to nearby businesses, and further that there is a need for housing for senior citizens in the Town of New Windsor; and

2. The Planning Board directs that this resolution shall serve as the Planning Board's report under Zoning Law § 300-18(J)(3), and that a copy of this resolution be provided to the Town Board; and

3. Both the special use permit application and site plan application approvals are actions subject to SEQRA. Given that the Planning Board must review the site plan application which will contain the specific engineering and design details regarding the project, the Planning Board intends to declare its intent to serve as lead agency for SEQRA purposes, and further directs that a lead agency circulation notice be prepared and sent to all other involved and interested agencies upon the receipt and review of the site plan application;

4. Given that both the special use permit application and site plan application approvals are actions subject to SEQRA, the Planning Board recommends that the Town Board defer further action on the special use permit application until after the requirements of SEQRA are completed.

Upon motion made by Member Van Leeuwen, seconded by Member Gallagher, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
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Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
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Member, Neil Schlesinger	Aye	Nay	Abstain	<u>Absent</u>
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Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent
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Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
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Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent
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Genaro Argento, Chairman

Dated: October 29, 2007
 New Windsor, New York

Filed in the Office of the Town Clerk on this _____ day
of November, 2007.

Deborah Green
Town Clerk